102.0	0006	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,800 / 781,800
					USE VALUE:	781,800 / 781,800
					ASSESSED:	781,800 / 781,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY DANIEL F--ETAL
Owner 2:	BUCKLEY ALDHAM-KATHRYN M
Owner 3:	
Street 1:	153 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2410 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9500.000	288,300		493,500	781,800
Total Card	0.218	288,300		493,500	781,800
Total Parcel	0.218	288,300		493,500	781,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.44 | /Parcel: 324.4

Legal Description

User Acct

66190

GIS Ref

GIS Ref

Insp Date

08/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,300	0	9,500.	493,500	781,800	781,800	Year End Roll	12/18/2019
2019	101	FV	230,600	0	9,500.	500,600	731,200	731,200	Year End Roll	1/3/2019
2018	101	FV	233,600	0	9,500.	373,700	607,300	607,300	Year End Roll	12/20/2017
2017	101	FV	233,600	0	9,500.	338,400	572,000	572,000	Year End Roll	1/3/2017
2016	101	FV	233,600	0	9,500.	324,300	557,900	557,900	Year End	1/4/2016
2015	101	FV	232,400	0	9,500.	275,000	507,400	507,400	Year End Roll	12/11/2014
2014	101	FV	232,400	0	9,500.	260,900	493,300	493,300	Year End Roll	12/16/2013
2013	101	FV	232,400	0	9,500.	248,200	480,600	480,600		12/13/2012

!8196!

PRINT

Date	Time
12/10/20	22:46:32

LAST REV

Date	Time
09/24/18	10:26:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8196

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20660-213		7/1/1990		197,000	No	No		Y

USER DEFINED

Prior Id # 1:	66190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2006	115	Manual	3,000					finish storage are
9/2/2004	807	Addition	70,000	C		G6	GR FY06	NEW 13X21 ADD, RMO
10/30/1998	753	Manual	3,500					WINDOW/SKYLIGHT
5/30/1995	282		4,000					REMODEL BSMT/STORA
5/11/1994	194		20,000					13X16 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Meas/Inspect	BS	Barbara S
12/12/2008	Meas/Inspect	163	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
4/6/2005	Permit Visit	BR	B Rossignol
10/21/1999	Meas/Inspect	263	PATRIOT
8/20/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9500		Sq. Ft.	Site		0	70.	0.74	5									493,503						493,500	

Total AC/HA: 0.21809 | Total SF/SM: 9500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 493,503 | Spl Credit | Total: 493,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	81345
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354171
Depreciation:	65876
Depreciated Total:	288295

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

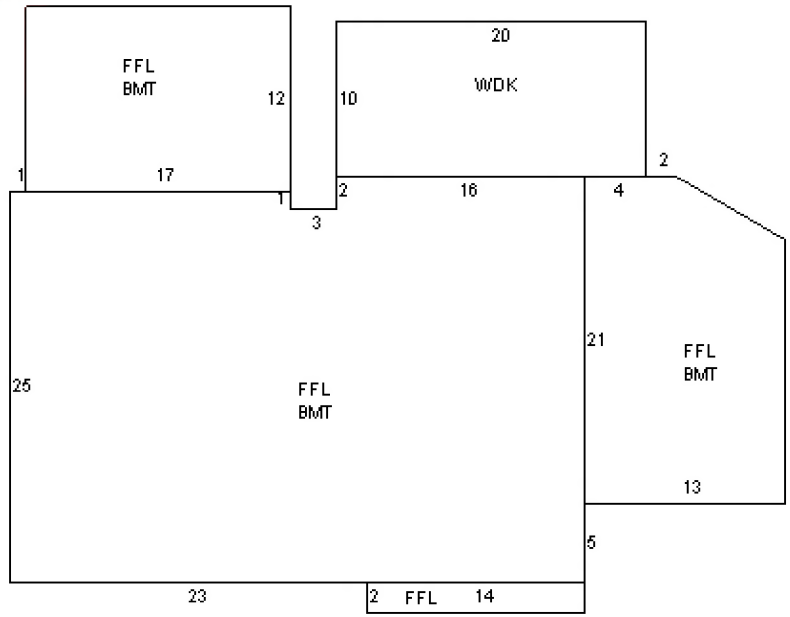
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	95.15
Final Total:	288300	Val/Su SzAd	201.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,429	129.530	185,102
BMT	Basement	1,401	61.030	85,502
WDK	Deck	200	11.110	2,222

Net Sketched Area:	3,030			Total:	272,826
Size Ad	1429	Gross Are	3030	FinArea	2410

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 102.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X13	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	